

PEDROZA

← REAL ESTATE GROUP →

Park Village

3420 - 3440 N. ST. MARY'S STREET SAN ANTONIO, TX 78212



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PREPARED BY:

DANIEL PEDROZA, CCIM

Director / Commercial Broker

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3420 - 3440 N. ST. MARY'S STREET SAN ANTONIO, TX 78212

DANIEL PEDROZA, CCIM

Certified Commercial Investment Member

Director / Commercial Broker

(210) 247-8188

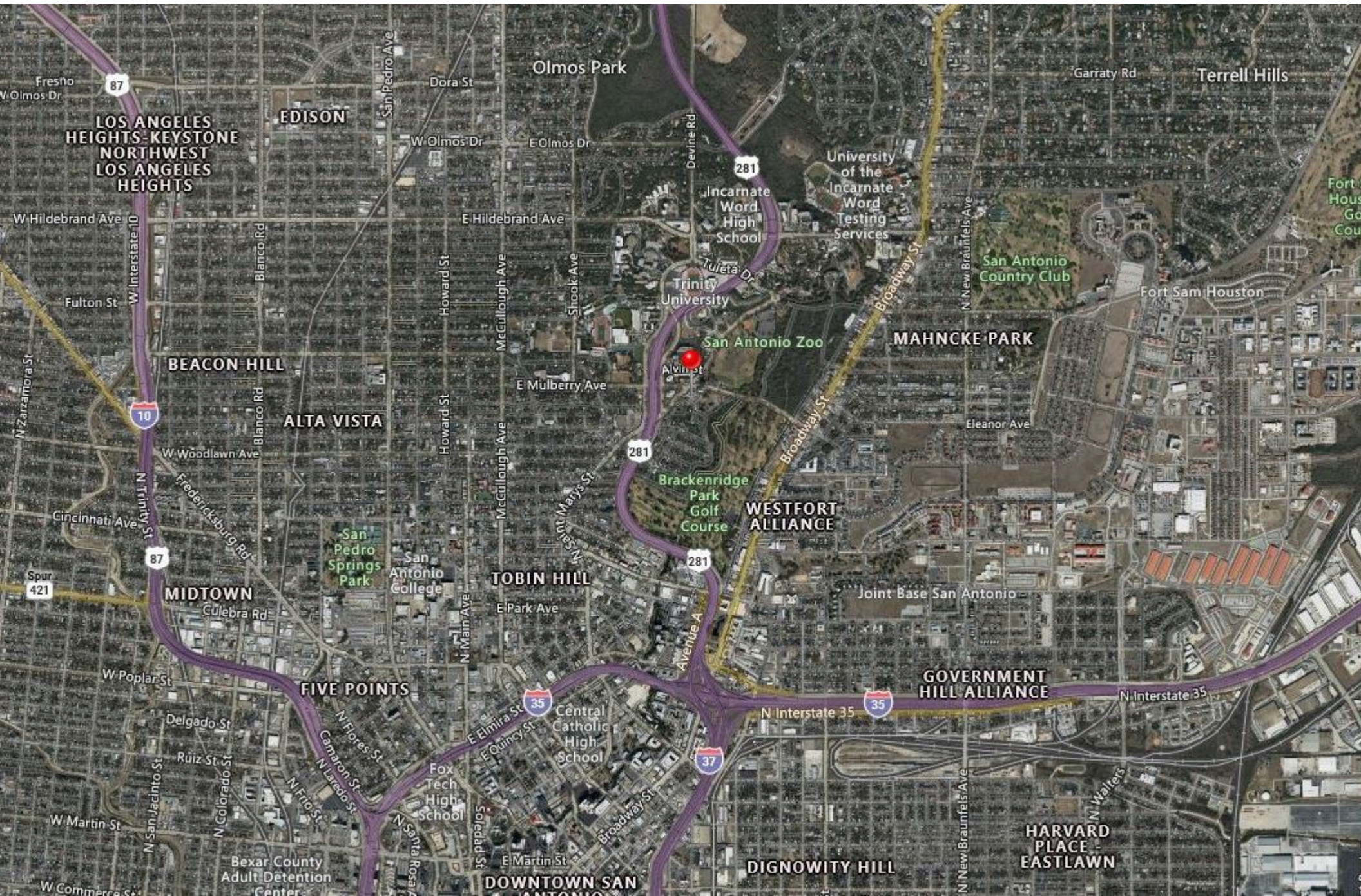
Daniel@PedrozaRealty.com

<https://PedrozaRealEstateGroup.com>

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Location Map

3420 - 3440 N. ST. MARY'S STREET SAN ANTONIO, TX 78212



Property Details

3420 N. ST. MARY'S STREET SUITE 101 SAN ANTONIO, TX 78212

Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners.

Previous Use: 2nd Gen Restaurant, Vintage Store

Address: 3420 N St. Mary's Suite 101

Building Size: +/- 1,131 SF

Lease Price: \$28.80 PSF

NNN Price: \$11.28 PSF

Term: 3 Year

Legal Address: NCB 2806 BLK LOT 55
(C-1, Light Commercial District (Sec. 35-310.10))

Zoning: C-1



Property Details

3420 N. ST. MARY'S STREET SUITE 102 SAN ANTONIO, TX 78212

Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners.

Previous Use: Salon

Address: 3420 N St. Mary's Suite 102

Building Size: +/- 1,131 SF

Lease Price: \$28.80 PSF

NNN Price: \$11.28 PSF

Term: 3 Year

Legal Address: NCB 2806 BLK LOT 55
(C-1, Light Commercial District (Sec. 35-310.10))

Zoning: C-1



Property Description

3420 - 3440 N. ST. MARY'S STREET SAN ANTONIO, TX 78212

Situated in the vibrant Park Village neighborhood of San Antonio, Texas, this commercial property offers an exceptional leasing opportunity and is strategically positioned to attract and serve a diverse customer base.

Park Village is a thriving and rapidly growing community, known for its well-maintained surroundings, dog-friendly environment, and accessible parking. With pedestrian-friendly sidewalks, the area encourages high foot traffic and community engagement, making it an ideal location for businesses seeking visibility and accessibility.

The property boasts seamless connectivity to major roads and public transportation, ensuring convenience for both customers and employees commuting from various parts of the city.

This prime commercial space offers a unique opportunity for businesses looking to establish or expand in one of San Antonio's most dynamic and sought-after areas.



Floor Plan

3420 N. ST. MARY'S STREET SUITE 101 SAN ANTONIO, TX 78212

Park View Village

Site Plan

3420 North Saint Mary's Street

San Antonio, Texas 78212

Versatile Space:

1,131 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

First Floor

+/- 1,131 SF

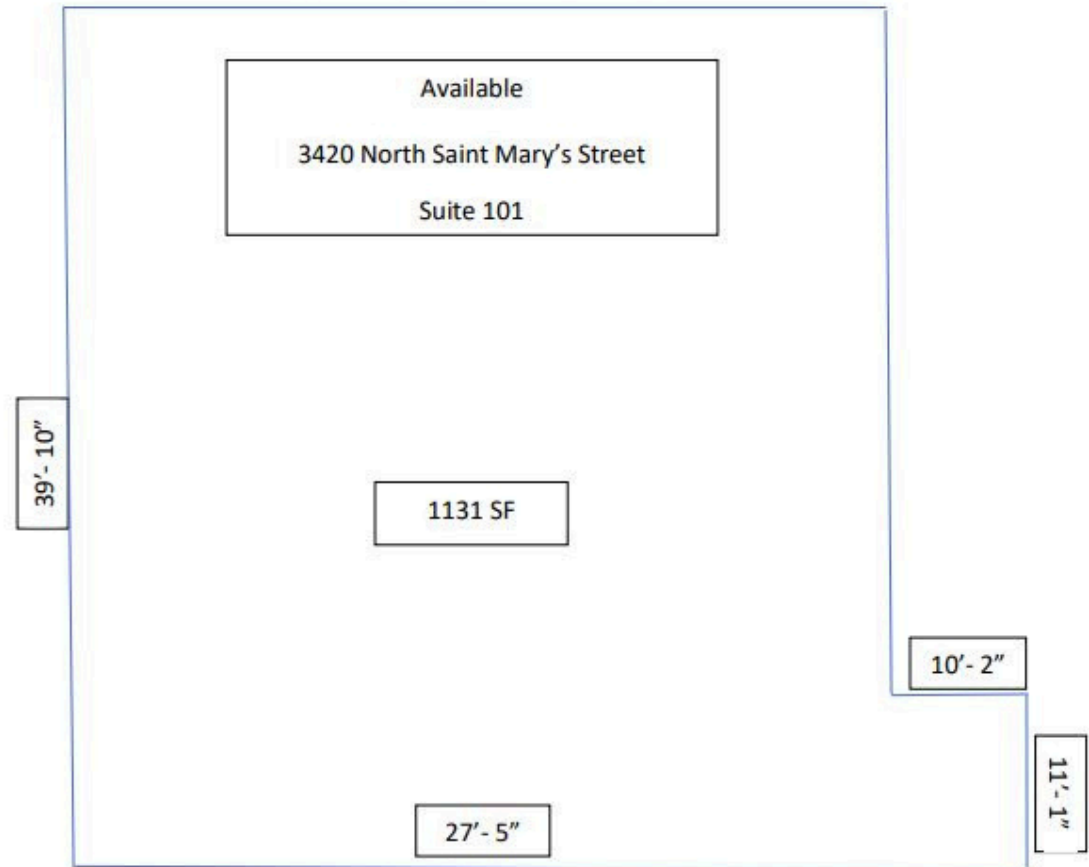
Price Per SF:

\$28.80 PSF

\$11.28 NNN

Term:

3 Year



Floor Plan

3420 N. ST. MARY'S STREET SUITE 102 SAN ANTONIO, TX 78212

Park View Village

Site Plan

3420-3440 North Saint Mary's Street

San Antonio, Texas 78212

Versatile Space:

849 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

First Floor

+/- 849 SF

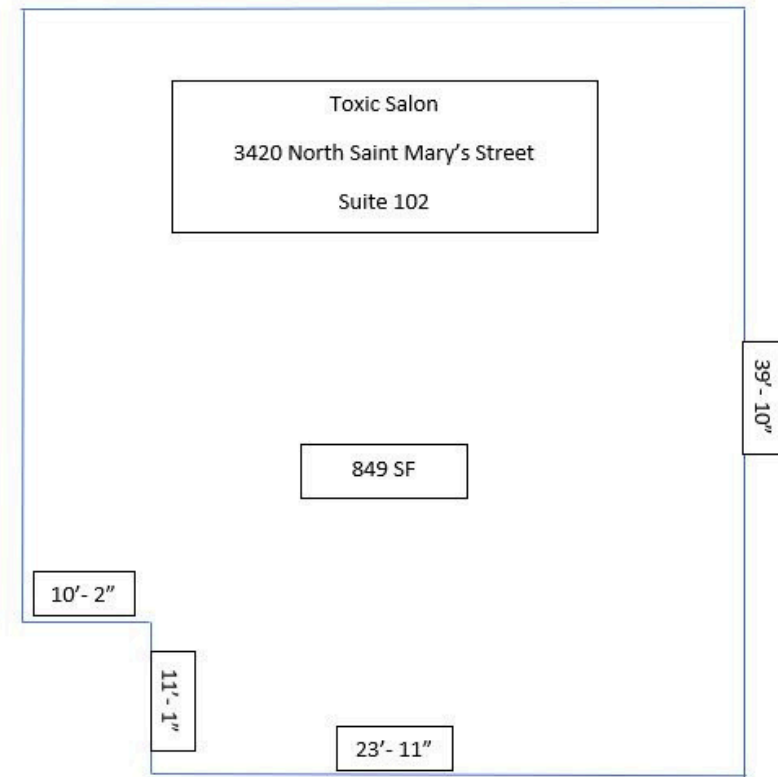
Price Per SF:

\$28.80 PSF

\$11.28 NNN

Term:

3 Year



Exterior Photos

3420 - 3440 N. ST. MARY'S STREET SAN ANTONIO, TX 78212



Interior Photos

3420 N. ST. MARY'S STREET SUITE 101 SAN ANTONIO, TX 78212



Interior Photos

3420 N. ST. MARY'S STREET SUITE 102 SAN ANTONIO, TX 78212



Commercial Broker Information



DANIEL PEDROZA, CCIM

Certified Commercial Investment Member
Texas Accredited Commercial Specialist

2024 & 2025 President of the South Texas
Commercial Association of REALTORS

Director / Commercial Broker

Email: Daniel@PedrozaRealty.com

Mobile: (210) 247-8188

PEDROZA REAL ESTATE GROUP

1717 N Loop 1604 E

San Antonio, Texas 78232

Commercial Associate Information

Ronald Wuestefeld

Texas Accredited Commercial Specialist

Email: WuestefeldCommercial@gmail.com

Mobile: (808) 260-3480

Keller Williams Heritage

1717 N Loop 1604 E

San Antonio, Texas 78232

